

IV. ALTERATIONS, REPAIRS AND UPKEEP: Owners agree to maintain and keep in good condition and repair the leased premises and the utility and service systems appurtenant thereto. Owners shall not be responsible for repairs to the above which are occasioned by the misuse or neglect of Lessee.

Lessee agrees to keep leased premises orderly and clean, in good condition and to surrender and deliver up said premises at the end of this lease in as good condition as the same exists at the inception of this lease, reasonable wear and tear and damage by fire or other unavoidable occurrences excepted.

V. USE AND OCCUPANCY: Owners covenant and agree that Lessee, during the term of this lease, shall have full control and use of the leased premises for any lawful cause or purpose, but Lessee shall make no unlawful or offensive use of said premises.

VI. DESTRUCTION OR DAMAGE: In the event leased premises are totally destroyed by fire or other casualty or are damaged by fire or other casualty to such an extent that the leased premises cannot be repaired or restored within sixty (60) days to their approximate condition existing immediately preceding such fire or other casualty, this lease shall thereupon terminate.

VII. ASSIGNMENT OR SUB-LETTING: Lessee shall not assign this lease or sub-let the premises herein leased without the consent of Owners. In event this lease is assigned or the premises sub-let, the assignee or sub-lessee shall be bound by all the covenants, agreements and provisions herein contained, and in event of such assignment or sub-letting Lessee herein shall continue and remain bound for the fulfilment and performance of all covenants, agreements and provisions herein contained to be kept and performed by Lessee.

IN TESTIMONY WHEREOF, the parties have hereunto set their hands and seals in duplicate originals the day and year first above written.

[Signature] Witness
[Signature] (SEAL)
Parties of the first part

[Signature] Witness
[Signature] (SEAL)
Parties of the first part

[Signature] Witness
[Signature] (SEAL)
Party of the second part

[Signature]
Witness

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